

PUBLIC HEARING--December 15, 1965

Appeal #8489 Calvary Protestant Episcopal Church, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-1-B District to permit erection of ~~and to permit~~ a two story addition and a one-story side addn. to existing church building at 820 - 6th Street, N.E., lot 51, square 832, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant proposes to erect a addition on the Eye Street side of the property being 78 feet in depth and 32 feet in width. He also proposes to erect a small one-story addition at the rear of the large addition being 8.9 feet in depth by 20 feet in width.

(2) The proposed addition on Eye Street will be two-stories over an existing gymnasium and will be used for classrooms. This addition plus the smaller addition will over-occupy the lot by approximately ~~in~~ 178 square feet.

(3) The small addition will increase services to people in the community and will serve as a combination room for people seeking clothes, food, etc. so they can come direct from the street and not have to enter the main building and climb stairs.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. It is our further opinion that light and air to adjoining properties will not be affected adversely as the additions in question are on the street sides of the property.

In view of the above it is our further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as provided by the zoning regulations and map.